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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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724/22

Commission Case No.



PAGE - 1

Prem Kumar Keshin
Anuragash

DEED OF SALE (CONVEYANCE)

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

30 MAY 2022

Deed

NO 1850 DATED 20/5/22
SOLD TO Shree Balaji Nimmam
OF Siliguri
RUPEES 4000



(9. K Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No-8/1975

Prem Kishor Keshri



1478

Prem Kishor Keshri



1479

Onpranasi.



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

Sanjay Jeshni
Sp-Lt. Shivanath Keshri
P.O + P.S. - Jafatdal
CN. 24 Pargana
WB-748125.

28 MAY 2022

28 MAY 2022

Birendra Kumar Agarwal
Impressario

Area of land sold by this deed: Land measuring 0.2498 Acre. or 24.98 Decimal.	
Consideration	: Rs.97,50,000/-.
R. S. Khatian No.	: 143.
R. S. Plot No.	: 150/440.
L. R. Plot No.	: 15.
Mouza	: DABGRAM.
P. S.	: Bhaktinagar.
R. S. Sheet No.	: 9 (Nine).
L. R. Sheet No	: 53 (Fifty Three).
J. L. No.	: 2 (Two).
Area falling within Dabgram-II Gram Panchayat.	

**THIS DEED OF SALE (CONVEYANCE) IS MADE ON
THIS THE 27TH DAY OF THE MONTH
OF MAY, TWO THOUSAND
AND TWENTY TWO (2022),**

BETWEEN

SHREE BALAJI NIRMAN, an Indian Partnership Firm being formed under the provisions of The Indian Partnership Act, 1932, having its principal office at Shiv Mandir Road, Punjabipara, P.O. and P.S.-Siliguri, Pin Code-734001, District-Darjeeling, in the State of West Bengal and the partnership firm is hereinafter represented by one of its partners, **SRI CHIRAG GARG**, Son of **Sri Birendra Kumar Agarwal**, an Indian citizen, Hindu by religion, businessman by occupation, being resident of

Deed



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Uttorayan, P.O. and P.S.-Matigara, Pin Code-734010, District-Darjeeling, in the State of West Bengal and the Partnership Firm named above shall hereinafter be referred to and called as **"THE PURCHASER"** or **"THE FIRST PARTY"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its partners, office-bearers, successors-in-partnership, administrators, executors, legal representatives and assigns) of the **ONE PART.** (I.T. PAN:-AEPFS4287J).

Dr. Kishor Keshri
Om Prakash

AND

1.SRI PREM KISHOR KESHRI and
2.SRI OM PRAKASH KESHRI,

Both are sons of Late Dwarika Prasad Keshri, Indian citizens, Hindu by religion, businessmen by occupation, residents of Upper M.G. Marg, P.O. and P.S.-Gangtok, Pin Code-737101, District-East, in the State of Sikkim, Both persons named herein shall, hereinafter jointly and collectively, be referred to and called as **"THE VENDORS"** or **"THE SECOND PARTY"** (Which names and expressions shall, unless otherwise expressed or are excluded by or repugnant to the subject or context, be deemed to mean and include their legal heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART.** (I. T. PAN:-1.ADIPK5352Q and 2.CMYPK2532B).

AND

WHEREAS one Sima Roy, Son of Digdar Roy had been one of the recorded owner of all that piece or parcel of land being recorded in R. S. Khatian No.-143 which included land recorded in R. S. Plot no.-150/440, comprised in Sheet No.-9, situated within Mouza-Dabgram, J. L. No.-2, P.S.-Bhaktinagar (Previously-Rajganj), District-Jalpaiguri, in the State of West Bengal and the name of the said, Sima Roy has been found recorded in R. S. Khatian No.-143 of Mouza-Dabgram, District-Jalpaiguri as per the Revisional Settlement's finally published Record-of-Rights (ROR) [Revenue Survey no.-45] prepared and finally published under section 44 (2A) of the West Bengal Estate Acquisition Act, 1953 and modified under section 47 of the said Act and the said Sima Roy had also remained in absolute physical possession and peaceful occupation of the said land

Deed

A handwritten signature in black ink, consisting of a long, sweeping horizontal stroke that curves upwards at the right end, followed by a small, stylized mark.

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being recorded in R. S. Khatian no.-143 having permanent, heritable and transferable right, title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner of the aforesaid land, the above-named Sima Roy then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.66 Acre vide two (2) separate registered deeds of sale, the details of which are given here-in-below:-

1. One bearing document No.-7943 of dated 30/09/1978 duly entered in Book No.-I for the year 1978 being registered at the office of the District Sub-Registrar, Jalpaiguri, District-Jalpaiguri and executed unto and in favour of Shikha Rani Saha and the said deed comprised of an area measuring 0.33 Acre and

2. Another bearing document No.-7944 of dated 30/09/1978 duly entered in Book No.-I for the year 1978 being registered at the office of the District Sub-Registrar, Jalpaiguri, District-Jalpaiguri and executed unto and in favour of Biplab Kumar Saha and the said deed comprised of an area measuring 0.33 Acre.

And in view of the above purchases, the above-named Shikha Rani Saha and Biplab Kumar Saha became the absolute and exclusive owners of land measuring 0.33 Acre each and their said land aggregating to an area measuring 0.66 Acre being situated side by side making a compact plot of land and they also remained in their absolute physical possession and peaceful occupation of the said land measuring in total 0.66 Acre having permanent, heritable and transferable right, title and interest therein and free, clear and marketable title without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

Ben Krishna Barua
Anprashu.

2001



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WHEREAS being such owners, the above-named Shikha Rani Saha and Biplab Kumar Saha then sold and transferred for valuable consideration and also made over physical possession of their aforesaid piece or parcel of land measuring 0.66 Acre unto and in favour of one Fatin Chandra Roy @ Fatik Roy by virtue of a registered deed of sale bearing document no.-2796 of dated 02/08/1982 duly entered into Book no.-I for the year 1982 being registered at the office of the Sadar Joint Sub-Registrar, Jalpaiguri, District-Jalpaiguri and since the said purchase, the said Fatin Chandra Roy @ Fatik Roy became the sole, absolute and exclusive owner of the said land measuring 0.66 Acre and he also remained in his actual, khas and absolute physical possession and peaceful occupation of the said land having transferable, marketable and saleable right without any disturbance, interference and/or objection from anybody whomsoever and the said land had also been free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner of land measuring 0.66 Acre, the above-named Fatin Chandra Roy @ Fatik Roy then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.2498 Acre vide two (2) separate registered deeds of sale, the details of which are given here-in-below:-

1. One bearing document No.-4828 of dated 25/07/2011 duly entered in Book No.-I, CD Volume No.-15, from pages 291 to 303 for the year 2011 being registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri unto and in favour of Sri Prem Kishor Keshri being the vendor no.-1 hereof and the said deed comprised of an area measuring 0.1328 Acre and

2. Another bearing document No.-4826 of dated 25/07/2011 duly entered in Book No.-I, CD Volume No.-15, from pages 265 to 277 for the year 2011 being registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri unto and in favour of Sri Om Prakash Keshri being the vendor no.-2 hereof and the said deed comprised of an area measuring 0.117 Acre.

Sri Prem Kishor Keshri
Om Prakash Keshri

del.



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And in view of the above purchases, the vendor no.-1 hereof became the sole, absolute and exclusive owner of land measuring 0.1328 Acre and the Vendor no.-2 hereof became the sole, absolute and exclusive owner of land measuring 0.117 Acre and their said land aggregating to an area measuring 0.2498 Acre being situated side by side making a compact plot of land and they have also been in their absolute physical possession and peaceful occupation of the said land measuring in total 0.2498 Acre having permanent, heritable and transferable right, title and interest therein and free, clear and marketable title being free from all encumbrances and charges whatsoever.

Prem Kishor Kerkar
@prekashu

AND

WHEREAS in view of the above-referred chronological transfers, the vendors hereof are at present the absolute owners of all that piece or parcel of land measuring 0.2498 Acre (Vendor No.-1 hereof being owner of land measuring 0.1328 vide deed no.-4828 of 2011 and Vendor No.-2 hereof being owner of land measuring 0.117 Acre vide deed no.-4826 of 2011) and the individual land of each of the vendors hereof being situated side by side and making a compact plot of land aggregating to an area of land measuring 0.2498 Acre and the said total land measuring 0.2498 Acre is fully described within the "Schedule" given below and the vendors hereof have also got saleable right upon the said land measuring 0.2498 Acre or being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owners, the vendors hereof then also got their names mutated and/or recorded into the L. R. records at the office of the B. L. & L. R. O., Rajganj, District-Jalpaiguri for their aforesaid land and two separate new L. R. Khatians have been opened in the names of the vendors hereof, one being No.-22 being opened in the name of the vendor no.-1 hereof and another being no.-24 being opened in the name of the vendor no.-2 hereof and the names of both of the vendors hereof have also been published as Record-of-Rights (ROR) finally framed and finally published under the West Bengal Estate Acquisition Act, 1953 (W. B. Act I of 1953) and the vendors hereof have absolute saleable right and good title upon the said land aggregating 0.2498 Acre which is fully

deed



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Pran Kishor Kerkar
Pran Kishor

described within "Schedule" given below and the said land of the vendors hereof have also been free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owners, the vendors hereof, being in need of money for their various own developmental plans and schemes, have firmly and finally decided to sell their aforesaid piece or parcel of land aggregating to an area measuring 0.2498 Acre as described above as owned and possessed by the vendors hereof (0.1328 Acre owned by the vendor No.-1 hereof and 0.117 Acre owned by the vendor no.-2 hereof) and by the time, the vendors hereof got contacted with the first party hereof through some of their well-wishers and offered for sale, all that land measuring 0.2498 Acre and the said land measuring 0.2498 Acre is fully described within the "Schedule" given below and butted and bounded within the boundaries given within the said Schedule and the said vendors have put the said offer before the first party hereof at a monetary consideration amounting to Rs.97,50,000/- (Rupees ninety seven lakh and fifty thousand only) for the said land measuring 0.2498 Acre.

The vendors hereof at the time of placing the aforesaid offer and/or proposal before the purchaser hereof, also declare that the below-scheduled property is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955. This is further declared by the vendors hereof that there is no Bargadar in the said land being sold by the vendors hereof to the purchaser hereof and there is no co-sharer in the said sold land and both the vendors are sole owner of their respective area of land as described above within the recitals given above in this deed of sale.

Deed

The said property is offered for sale to the purchaser hereof by the vendors after disclosing the aforesaid facts relating thereto and declaring the same being free from all encumbrances and charges whatsoever.

AND





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WHEREAS the purchaser hereof being in need of a suitable landed property in the said locality where the below-scheduled land is situated, on being coming into contact with the second party hereof, got the offer to buy the said below-scheduled land of the second party after being made known about the facts relating thereto. The purchaser hereof being represented by its partners, then relying on the aforesaid statements of the vendors, has accepted the aforesaid offer and agreed to purchase the said below-scheduled land comprising an area measuring 0.2498 Acre from the vendors as described above, at or for the aforesaid consideration money amounting to Rs.97,50,000/- (Rupees ninety seven lakh and fifty thousand only) being paid to the vendors hereof collectively against the purchase of the below-scheduled landed property being free from all encumbrances and charges whatsoever.

AND

WHEREAS the parties herein, mutually considering the price of the below-scheduled landed property so offered by the vendors and duly accepted by the purchaser as fair, reasonable and highest in the prevailing market, the vendors have thus firmly and finally agreed to sell their below-scheduled landed property to the purchaser and the purchaser has agreed to purchase the same at the aforesaid monetary consideration amounting to Rs.97,50,000/- (Rupees ninety seven lakh and fifty thousand only).

AND

WHEREAS in view of the above, the purchaser has paid the aforesaid sum amounting to Rs.97,50,000/- (Rupees ninety seven lakh and fifty thousand only) to the vendors hereof against the sale of the below-scheduled land as per memo of consideration attached hereto for which the vendors acknowledge the receipt. The purchaser has paid the consideration money against purchase of the below-scheduled property comprising land measuring 0.2498 Acre and the second party hereof have made themselves present to execute these presents to convey good title and all rights lying in the below-scheduled land unto and in favour of the purchaser hereof.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance, agreement, free consent and

Hem Kishore Kishor
An Prasad

del.



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Pratap Chandra Kishore
Chakrabarti

in consideration of the sum of Rs.97,50,000/- (Rupees ninety seven lakh and fifty thousand only) paid by the day of these presents as per memo of consideration attached hereto by the purchaser to the vendors, (the receipt whereof the vendors do hereby acknowledge as having received and the said vendors also grant full discharge to the purchaser from the payment thereof), the vendors DO hereby convey, assign, sell and transfer their said below-scheduled landed property together with all their rights, title, interests, hereditaments, liberties, easements, trees and fences etc., whatsoever in any way belonging to or reputed to belong therewith and make over possession thereof unto and in favour of the purchaser hereof absolutely and forever TO HAVE AND TO HOLD the same as an absolute estate by the purchase as exclusive owner thereof, peaceably and quietly, with permanent, heritable and transferable right and without any claim, objection, interference from any person or persons or party claiming under the vendors hereof, subject to the payment of land revenue to the superior landlord now the Government of West Bengal, represented by the B. L. & L. R. O., Rajganj, District-Jalpaiguri.

The vendors hereof further declare that the interest which they profess to transfer hereby-substitutes as on the date of these presents and that there exists no previous transfer, mortgage, contract for sale or otherwise by any or all of the vendors unto and in favour of any other person or party respecting the said below-scheduled property or any part thereof and that the property hereby transferred, expressed or intended so to be, suffers from no defect of title and the recitals made hereinabove – are all true and in the event of any contrary is proved, the vendors will be liable for false recitals and will also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence/s thereof.

The vendors hereof, furthermore covenant with the purchaser that if for any defect of title of the said below-scheduled land or for any act done or suffered to be done by the vendors, the purchaser be deprived of ownership or of possession of the said below-scheduled land or any part thereof in future, then the vendors will return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession of the said below-scheduled land or any part thereof and the vendors will also pay adequate compensation to the purchaser.

Deel



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Bem Kiran Kishor
An Prakash

THE VENDORS HEREOF further declare and agree that they will also, from time to time upon the request and on demand of the Partnership Firm through its partners, execute all such acts, deeds and/or things whatsoever for further and more perfectly assigning the below-scheduled property and every part thereof unto and in favour of the purchaser, its representatives, partners and/or assigns and placing the Partnership Firm in possession of the same according to the true and intent meaning of this Deed of Sale (Conveyance) as shall and may reasonably be required.

"SCHEDULE OF THE LAND SOLD BY THIS DEED"

All that piece or parcel of Land measuring **0.2498 (Zero point two four nine eight) Acre** as owned by the vendors hereof as described above and the said land is fully sold by the vendors hereof to the purchaser hereof.

The aforesaid piece or parcel of land measuring 0.2498 Acre is recorded in **R. S. Plot No.-150/440 (One hundred and fifty by four four zero) [L. R. Plot No.-15 (Fifteen)]** corresponding to its **R. S. Khatian No.-143 (One hundred and forty three) [L. R. Khatian Nos.-22 and 24]**, situated within **MOUZA-DABGRAM**, comprised in **R. S. Sheet No.-9 (Nine) [L. R. Sheet No.-53 (Fifty three)]**, Paragana-Baikunthapur, J. L. No.-2 (Two), within the jurisdiction of P.S.-Bhaktinagar, Additional District Sub-Registry office-Bhaktinagar, Block-Rajganj, within Dabgram-II Gram Panchayat Area, District-Jalpaiguri, in the State of West Bengal. The recorded classification of the sold land is Danga and the proposed use of the same is Bastu and the same is at present vacant.

The aforesaid land measuring 0.2498 Acre sold by this deed is butted and bounded as follows: -

By the North	:- Property of Subhash Agarwal now sold to Naresh Agarwal, Rajesh Agarwal and others.
By the South	:- Land of purchaser hereof.
By the East	:- Land of purchaser hereof.
By the West	:- Land of purchaser hereof.

The site plan of the sold land is prepared by a qualified surveyor (Amin) upon a separate sheet enclosed with this deed of sale which shall always form part of this deed of sale (conveyance).

Deed





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28 MAY 2022

The photograph and the impressions of all fingers of both hands of both the vendors hereof and that of one of the partners of the Partnership Firm representing herein being the purchaser hereof are duly affixed upon separate sheets enclosed to this deed of sale which shall always form part of these presents.

IN WITNESS WHEREOF the vendors hereof in their good health and conscious minds, have set and subscribed their hands on this DEED OF SALE on the day, month and year as first above-written.

WITNESSES:

1. Sanjay Keshmi
S/o Lt. Shivanath Keshmi
P.O. + P.S - Jafadal
Dist - N. 24 Parganas.
M.B. - 743125.

2. Suvneet Keshmi
S/o J.P. Keshmi
Lal Market Road
Gangtok Sikkim

Bans Kishor Keshmi
An Prakash

THE VENDORS.
====

Drafted as per instructions of the second party hereof, read over and explained to the parties herein by me and printed in my office.



(SANJAY KUMAR MARODIA)

ADVOCATE: : SILIGURI

REGN. NO. 849/840/92.



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MEMO OF CONSIDERATION

Received from within named purchaser or the first party, a sum of Rs.97,50,000/- (Rupees ninety seven lakh and fifty thousand only) as full consideration money against sale of land measuring 0.2498 Acre as described within "Schedule" given above as per memo of consideration herein.

Payment mode : The payment of the consideration money is made vide RTGS from the account of the purchaser at HDFC Bank, H. C. Road, Siliguri to the account of the vendors hereof at PNB, Gangtok Branch.

del.
IN WITNESS WHEREOF THE VENDORS OR THE SECOND PARTY HEREOF, in their good health and conscious minds, have signed this memo of consideration/receipt on this the 27th day of the month of May, 2022.

WITNESSES:

1. Sanjay Keshri
S/o. Lt. Shivanath Keshri
P.O. + P.S. - Jagatval
Dist. N. 24 Parganas,
W.B. - 743125.

2. Suvneet Keshri
S/o J.P. Keshri
Lal Market Road
Gangtok Sikkim

Ram Kishor Keshri
Pranab

Signatures on memo of consideration.



↖
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2022

EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Ramesh Kumar Kulkarni
Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Anuprasad S.
Signature

২৮/৫/২২



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2022

EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>chirag garg</i>	Left Hand					
	Right Hand					

FOR SHREE BALAJI NIRMAL

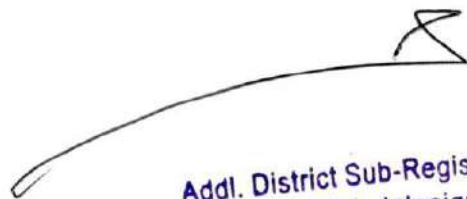
chirag garg
PARTNER

Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Full Signature of the Person	Left Hand					
	Right Hand					

Signature





Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2022

NAME OF THE PURCHESAR. :-
SHREE BALAJI NIRMAN
OFFICE AT SHIV MANDIR ROAD,
PUNJABIPARA, P.O. & P.S. SILIGURI,
PIN NO. 734001, DIST. DARJEELING,
REPRESENTED BY ONE
OF ITS PARTNERS. :-
SRI CHIRAG GARG
S/O SRI BIRENDRA KUMAR AGARWAL,
RESIDENT OF UTTORAYAN,
P.O. & P.S. MATIGARA,
DIST. DARJEELING, PIN -734010,

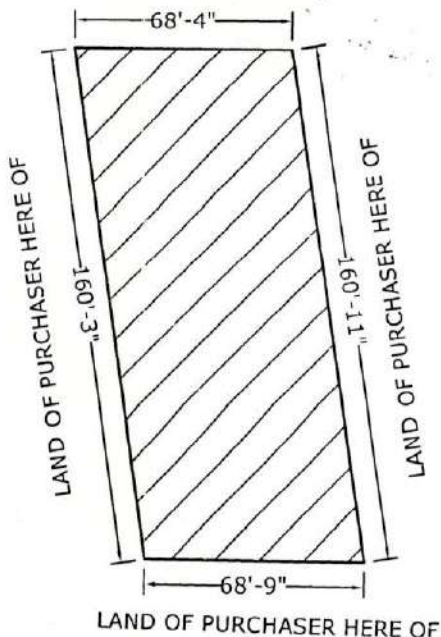
NAME OF THE VENDORS. :-
1) SRI PRAM KISHOR KESHRI.
2) SRI OM PRAKASH KESHRI.
BOTH ARE S/O.
LATE DWARIKA PRASAD KESHRI,
ALL ARE RESIDENTS
OF UPPER M.G. MARG,
P.O. & P.S. GANGTOK,
DIST. EAST SIKKIM, PIN -737101,

LAND SCHEDULE. :-
MOUZA. :- DABGRAM.
J. L. NO. :- 02
SHEET NO. :- R.S. 9, L.R. 53
KHATIAN NO. :- R.S. 143
L.R. 22, 24
PLOT NO. :- R.S. 150/440
L.R. 15
P.S. :- BHAKTINAGAR.
DIST. :- JALPAIGURI.

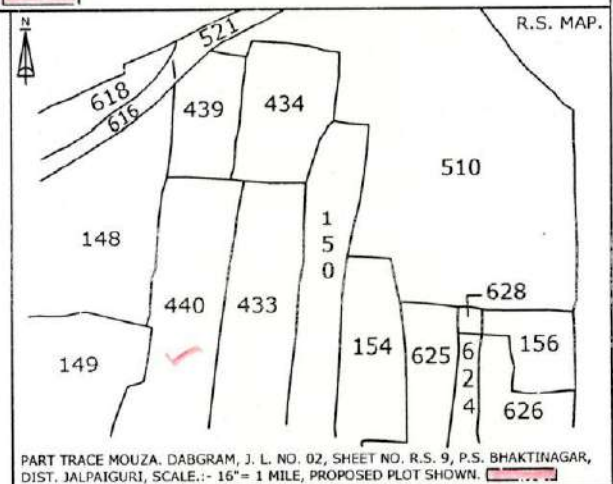
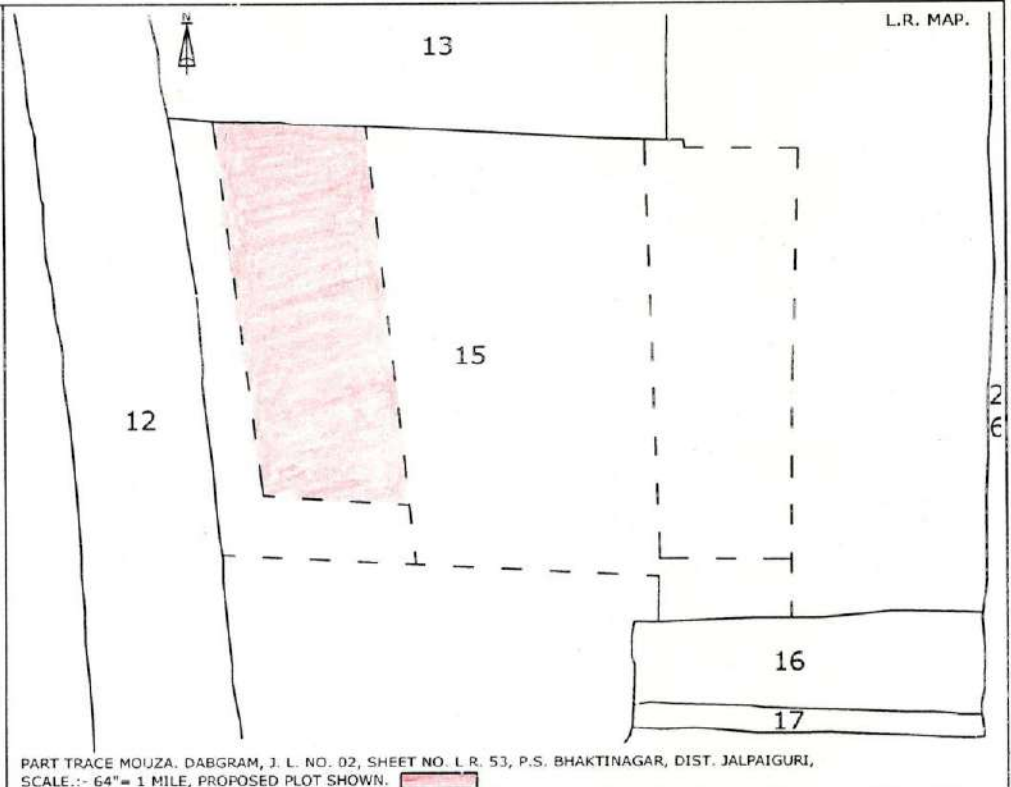
LAND AREA. :- 0.2498 ACRES.
(AS PER DEED)



PROPERTY OF SUBHASH AGARWAL
NOW SOLD TO NARESH AGARWAL ,
RAJESH AGARWAL & OTHERS



SITE PLAN.
SCALE.:- 1"= 60'-0"
PROPOSED PLOT SHOWN.



Pram Kishor Keshri

Om Prakash

SIGNATURE OF THE VENDORS
DRAWN BY :-

M. Acharja
(SURVEYOR)

Regd. No. 3895/75
Subhaspally, Siliguri





Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name : Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112001523778/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Prem Kishor Keshri Upper MG Marg, City:- , P.O:- Gangtok, P.S:- GANGTOK, District:- East, Sikkim, India, PIN:- 737101	Seller			<i>Prem Kishor Keshri</i> 28/5/2022
2	Shri Om Prakash Keshri Upper MG Marg, City:- , P.O:- Gangtok, P.S:- GANGTOK, District:- East, Sikkim, India, PIN:- 737101	Seller			<i>Om Prakash Keshri</i> 28/5/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Sanjay Keshari Son of Shiw Nath Keshari Jagaddal, Bhatpara, City:- Bhatpara, P.O:- Jagaddal, P.S:- Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743125	Shri Prem Kishor Keshri, Shri Chirag Garg			<i>Sanjay Keshari</i> 28/05/2022

(Tapash Ranti Ghosh)

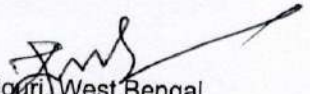
ADDITIONAL DISTRICT
SUB-REGISTRAR

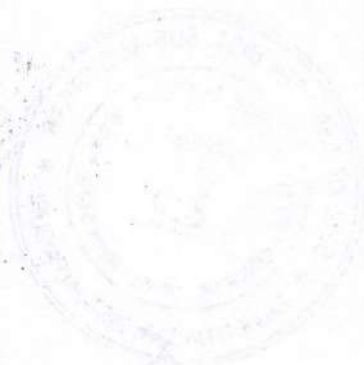
OFFICE OF THE A.D.S.R.
BHAKTINAGAR



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2022


Jalpaiguri, West Bengal



Sub-Registration
Office, Bhaktinagar, Jalpaiguri

58 MAY 2022



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

28 MAY 2022

জেলা- জলপাইগুড়ি খতিয়ান নং- ২২

[০৭০১৪৫৩]



মোজা- ডাবগ্রাম সিট
নং-৫৩

জে.এল.নং- ২

থানা- রাজগঞ্জ

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.৩১১০

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	প্রেম কিশোর কেশরী	রায়ত	
পিতা-	ডি.পি.কেশরী		
ঠিকানা-	একটিয়াশাল সেবক রোড		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৫	সহরী	৪(৪) ধারা প্রযোজ্য	৪.৬২০২	০.০৬৭৩	০.৩১১০

obj No-২২/২০১৩

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true Copy

Officer empowered U/S 76
of the Indian Evidence Act

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:13839



জেলা- জলপাইগুড়ি খতিয়ান নং- ২৪

[০৭০১৪৫৩]

মৌজা- ডাবগ্রাম সিট
নং-৫৩

জে.এল.নং- ২

থানা- রাজগঞ্জ

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমান(এ)- ০.১৪৭৪

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ওম প্রকাশ কেশরী	রায়ত	
পিতা-	ডি.পি.কেশরী		
ঠিকানা-	সিকিম		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
১৫	সহরী	৪(৪) ধারা প্রযোজ্য	৪.৬২০২	০.০৩১৯	০.১৪৭৪

obj No-২৪/২০১৩

মোট দাগের সংখ্যা- এক মাত্র



Certified to be true Copy

Officer empowered U/S 76
of the Indian Evidence Act

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:13842



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AEPFS4287J

नाम / Name SHREE BALAJI NIRMAN

निगमन/गठन की तारीख
Date of Incorporation / Formation 11/12/2021



Signature valid

Digitally signed by
Income Tax Dept.
Date: 2021.12.31 08:17:50 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलग पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEPFS4287J

नाम / Name
SHREE BALAJI NIRMAN



निगमन/गठन की तारीख
Date of Incorporation/Formation
11/12/2021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tninfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (a) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

FOR SHREE BALAJI NIRMAN

chirag garg
PARTNER



FOR SHREE BALAJI MURARI

PARTNER



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

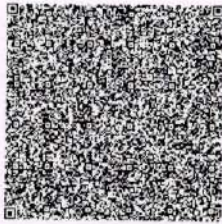
नामांकन क्रम/ Enrolment No.: 0648/00780/56873

Download Date: 11/05/2021

To
चिराग गार्ग
Chirag Garg
C/O Birendra Kumar Agarwal
A-1202 BARSANA
BLOCK-A, Uttarayan Township
SILIGURI
Matigara
Matigara
Darjeeling West Bengal - 734010
9733923333

Issue Date: 24/01/2020

Signature Not Verified
Digitally signed by AS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021.05.11 22:29:56
IST



आपका आधार क्रमांक / Your Aadhaar No. :

3467 0056 6524

VID : 9175 6275 5013 7541

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 11/05/2021



चिराग गार्ग
Chirag Garg
जन्म तिथि/DOB: 22/08/1991
पुरुष/ MALE

Issue Date: 24/01/2020

3467 0056 6524

VID : 9175 6275 5013 7541

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

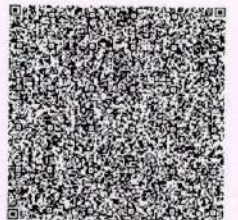


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O बरेन्द्र कुमार अगरवाल, ए-1202 बरसाना, ब्लॉक-
ए, उत्तोरयान टाउनशिप, सिलिगुरी, मातिगारा, दार्जीलिंग,
वेस्ट बंगाल - 734010

Address:
C/O Birendra Kumar Agarwal, A-1202
BARSANA, BLOCK-A, Uttarayan Township,
SILIGURI, Matigara, Darjeeling,
West Bengal - 734010



3467 0056 6524

VID : 9175 6275 5013 7541

1947

help@uidai.gov.in

www.uidai.gov.in

chirag garg





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1212703



নির্বাচকের নাম : চিরাগ গর্গ

Elector's Name : Chirag Garg

পিতার নাম : বিরেন্দ্র আগরওয়াল

Father's Name : Birendra Agarwal

লিঙ্গ/Sex : পুং M

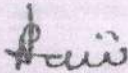
জন্ম তারিখ : 22/08/1991

Date of Birth

XEQ1212703

ঠিকানা:
রাজেন ছেত্রী মোড়, শিলিগুড়ি মিউঃ
কর্পোরেশন শিলিগুড়ি, দার্জিলিং, 734001

Address:
RAJEN CHHETRI MORE.,SILIGURI (M
CORP.),SILIGURI,DARJEELING,734001



Date: 16/09/2010

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার নিবন্ধন ফর্ম ও একটি
নমুনার নতুন স্বাক্ষর পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের সমস্তি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

09/1/AGS

chirag garg





भारत सरकार

भारत सरकार

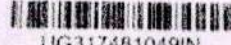
Unique Identification Authority of India

Government of India

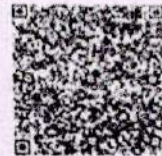
Enrollment No. 1001/10108/03332

To
Prem Kishor Keshri
S/O Lt. Dwarika Prasad Keshri
Upper M.G. Marg MW M.G. Marg
Roshni Shoes Stores Gangtok Municipal
Corporation Gangtok
Gangtok East
Sikkim 737101

3748104



UG317481049IN



आपका आधार क्रमांक / Your Aadhaar No. :

9904 1536 9480

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Prem Kishor Keshri
Year of Birth : 1965
Male



9904 1536 9480

आधार — आम आदमी का अधिकार

Prem Kishor Keshri



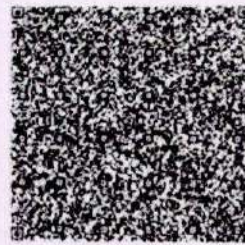
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIDPK5352Q



नाम / Name

PREM KISHOR KESHRI

पिता का नाम / Father's Name

DWARKA PRASAD KESHRI

जन्म की तिथि / Date of Birth

15/10/1955

हस्ताक्षर / Signature

Prem Kishor Keshri





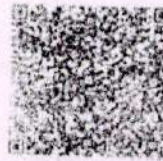
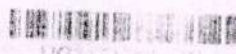
भारत सरकार

Government of India

Enrollment No.: 1001/10100/03338

To
Om Prakash Keshri
S/O Lt. Dwarka Prasad
Upper M.G. Marg MW M.G. Marg
Roshni Shoes Stores Gangtok Municipal
Corporation Gangtok
Gangtok East
Sikkim 737101

314732



आपका आधार क्रमांक / Your Aadhaar No. :

5843 1218 8005

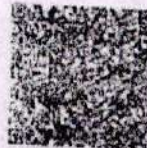
आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Om Prakash Keshri
Year of Birth : 1968
Male



5843 1218 8005

आधार — आम आदमी का अधिकार

Prakash K.



आयकर विभाग
INCOME TAX DEPARTMENT
OM PRAKASH KESHRI

DWARIKA PRASAD KESHRI

04/04/1968

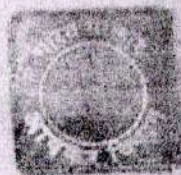
Permanent Account Number

CMYPK2532B

Om Prakash.

Signature

भारत सरकार
GOVT. OF INDIA



04052012

Om Prakash.





ভারত সরকার
Government of India



সঞ্জয় কেশারি
Sanjay Keshari
জন্মতারিখ/DOB: 01/02/1970
পুরুষ/ MALE



6544 2787 2151

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:

S/O: Shiw Nath Keshari, h no 8/3 b l
no 6, jagatdal, Bhatpara (m), North
24 Parganas,
West Bengal - 743125

ঠিকানা:

এস/ও: শিউ নাথ কেশারি, এইচ নো ৪/৩ বি
এল নো ৬, জগতদল, ভাটপাড়া (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭৪৩১২৫

6544 2787 2151



help@uidai.gov.in

www.uidai.gov.in

Sanjay Keshari

27/05/2022



Original
5/10/2025

Major Information of the Deed

Deed No :	I-0711-05380/2022	Date of Registration	30/05/2022
Query No / Year	0711-2001523778/2022	Office where deed is registered	
Query Date	23/05/2022 4:59:52 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Sanjay Kumar Marodia Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9641330084, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 97,50,000/-	Rs. 97,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,92,520/- (Article:23)	Rs. 97,514/- (Article:A(1), E.)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-150/440	RS-143	Bastu	Dahala	24.98 Dec	97,50,000/-	97,50,000/-	
					24.98Dec	97,50,000 /-	97,50,000 /-	
Grand Total :								

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Prem Kishor Keshri (Presentant) Son of Late Dwarka Prasad Keshri Upper MG Marg, City:- , P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim India, PIN:- 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxx2Q, Aadhaar No: 99xxxxxxxx9480, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Pvt. Residence

2 **Shri Om Prakash Keshri**
 Son of Late Dwarika Prasad Keshri Upper MG Marg, City:- , P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cmxxxxxx2b, Aadhaar No: 58xxxxxxxx8005, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 28/05/2022 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE BALAJI NIRMAN Shiv Mandir Road, Punjabipara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.: AExxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Chirag Garg Son of Shri Birendra Kumar Agarwal Uttorayan, City:- , P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 35xxxxxxxx6524 Status : Representative, Representative of : SHREE BALAJI NIRMAN (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sanjay Keshari Son of Shiw Nath Keshari Jagaddal, Bhatpara, City:- Bhatpara, P.O:- Jagaddal, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743125			
Identifier Of Shri Prem Kishor Keshri, Shri Chirag Garg, Shri Om Prakash Keshri			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Prem Kishor Keshri	SHREE BALAJI NIRMAN-13.28 Dec
2	Shri Om Prakash Keshri	SHREE BALAJI NIRMAN-11.7 Dec

On 28-05-2022

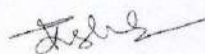
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:10 hrs on 28-05-2022, at the Private residence by Shri Prem Kishor Keshri , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 28/05/2022 by 1. Shri Prem Kishor Keshri, Son of Late Dwarka Prasad Keshri, Upper MG Marg, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business, 2. Shri Om Prakash Keshri, Son of Late Dwarka Prasad Keshri, Upper MG Marg, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession Business

Indetified by Shri Sanjay Keshari, , Son of Shiw Nath Keshari, Jagaddal, Bhatpara, P.O: Jagaddal, Thana: Jagaddal, , City/Town: BHATPARA, North 24-Parganas, WEST BENGAL, India, PIN - 743125, by caste Hindu, by profession Business



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 30-05-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 97,50,000/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 97,514/- (A(1) = Rs 97,500/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 97,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 7:25PM with Govt. Ref. No: 192022230035884941 on 26-05-2022, Amount Rs: 97,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7797562 on 26-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,92,520/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,87,520/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1850, Amount: Rs.5,000/-, Date of Purchase: 20/05/2022, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 7:25PM with Govt. Ref. No: 192022230035884941 on 26-05-2022, Amount Rs: 2,87,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7797562 on 26-05-2022, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

The first part of the paper is devoted to a general discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the atom. The second part is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the atom.

The third part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the atom.

The fourth part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the atom.

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The eighth part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the atom.

The ninth part of the paper is devoted to a detailed discussion of the problem. It is shown that the problem is of great importance in the theory of the structure of the atom.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 135287 to 135318

being No 071105380 for the year 2022.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2022.06.03 12:38:20 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/06/03 12:38:20 PM

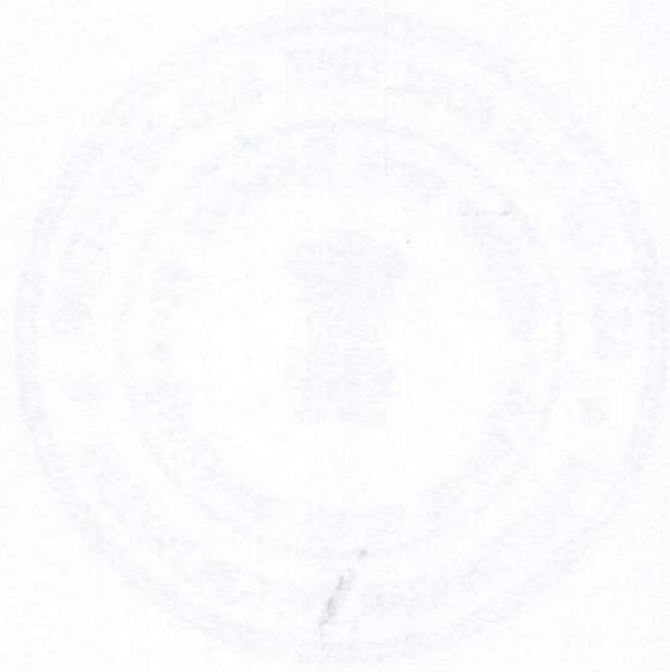
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

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